

825 81-54-A 325 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Randall M. Hall, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 to permit a rear yard setback of 5' in lieu of the required 30', Section 238.2 to permit a front yard setback of 20' in lieu of the required 25' and Section 409.2.c(4) to allow parking 3' from the street property line in lieu of the required 8' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The configuration of the subject site is such that the property cannot be reasonably and practically used without the granting of this variance.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE September 22, 1980
ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of September, 1980 at 10:15 o'clock
A.M.

of July, 1978 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of September, 1978 at 10:15 o'clock

A.M.
Zoning Commissioner of Baltimore County.
(over)

ORDER RECEIVED FOR FILING

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITIONER'S EXHIBIT 2

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 4, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Herbert R. O'Connor, III Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 225
Petitioner - Randall M. Hall
Variance Petition

Dear Mr. O'Connor:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, currently zoned B.R. and unimproved, is located on the southeast corner of York and Warren Roads in the 8th Election District. Adjacent properties are improved with commercial uses to the north and south, while industrial uses exist to the west across York Road.

This property was the subject of a previous zoning hearing (Case No. 79-6-A) in which a setback Variance for a proposed building was denied. This particular request is to construct a two story building with a basement within six feet of the rear property line and twenty feet of the front property line in lieu of the required setbacks and a setback of three feet from the right-of-way from Warren Road for the proposed parking spaces.

It should be noted that the comments that are enclosed were written based on the original submitted site plan, and in view of the fact that the proposed right-of-way of Warren Road was shown and the driveway into this site was changed to satisfy the comments from certain members of the Committee, I scheduled this petition for a hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that

Item No. 225
Variance Petition
September 4, 1980

no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclosures

cc: Hudkins Associates, Inc.
101 Shell Building
200 East Joppa Road
Towson, Md. 21204

May 25, 1978

Mr. C. Edwin Stone
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #214 (1977-1978)
Property Owner: Randall M. Hall
S/E cor. York Rd. & Warren Rd.
Existing Zoning: B.R.-C.S. 2
Proposed Zoning: Variance to permit a side setback of 6' in lieu of the required 30'.
Acres: 0.436 District: 8th

Dear Mr. Edwards:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This specific site, the First National Bank of Maryland property, and the Toyota Auto Dealership property make up an "overall" complex located at the southeast corner of Warren and York Roads for which comments have been supplied heretofore, i.e., C. A. Kimmel & Company, October 6, 1971 (BLD. 833-71); J. H. Williams, Inc., October 13, 1971 "Commercial Preliminary Plan - Auto Dealership" (BLD. 358-72); First National Bank of Maryland, May 14, 1975 (BLD. 428-75), and Zoning Item #200 (1974-1975) and Item #21 (1975-1975).

Highways:

York Road (Md. 45) and Warren Road (Md. 143) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Prior comments indicate that Warren Road is proposed to be widened, relocated through this corner site, and extended westerly in the future.

The indicated existing driveway, serves the Automobile Dealership and Bank properties, and was designated to remain a required emergency point of access per approved plan (C-358-72) to the apartment site, east of the overall property, for fire department and other emergency vehicles.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Item #214 (1977-1978)
Property Owner: Randall M. Hall
Page 2
May 25, 1978

Setback Controls:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water mains exist in York and Warren Roads. Additional fire hydrant protection is required in the vicinity.

There is a public 8-inch sanitary sewer in Warren Road (Drawing #74-0919, File 1); and, an 8-inch public sanitary sewer also exists within a County 10-foot utility easement within the Warren Road Apartments site (Drawing #54-0735, File 1). A private sanitary sewer connection can be constructed from Manhole 34203, approximately 45 feet southeast of this site to serve this property. This service connection would necessitate a private off-site utility easement. In connection with Permit 37604/C-358-72 for "Toyota Auto Dealership", Mr. Charles C. Fenwick for Timonium Toyota, Inc., by letter May 1, 1972, indicated a willingness to grant such a private right-of-way, if and when required for connection to the County sewer system.

Very truly yours,

William M. Stone
WILSON M. STONE, P.E.
Chief, Bureau of Engineering

END:ENR:ENR

cc: R. Morton
J. Somers
W. Munchel

V-SE Key Sheet
65 NW 5 Pos. Sheet
NW 17 B Topo
51 Tax Map

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

June 9, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, May 20, 1980
ITEM: 225.
Property Owner: Randall M. Hall
Location: SE/C York Rd. (Route 45) & Warren Rd. (Route 143)
Existing Zoning: B.R.-C.S. 2
Proposed Zoning: Variance to permit a rear setback of 6' in lieu of the required 30'.
Acres: 0.436
District: 8th
Previous Case: 79-6-A (Item No. 214, 1978-79)

Dear Mr. Hammond:

An inspection of the site revealed that the plan must be revised. The proposed right of way of 70' on Warren Rd. must be shown on the plan.

The proposed entrance would be best located on the west side of the property at the existing driveway.

Cost estimates are in progress to widen and resurface York Rd. from Industry Lane to Cockeysville Rd. and reconstruct the traffic signal at Md. Route 45/Md. Route 143 intersection. The intersection will need modification as part of the widening.

In a letter regarding the purchase of Mr. Hall's land for improvement, it was indicated that such improvements were to be addressed in a study by the Bureau of Project Planning. The study was deferred due to uncertainty of plans for the Cockeysville underpass.

The extension of Warren Rd., Route 143 from I-83 to York Rd. Route 45 is in the Critical Section of The 20 Year Highway Needs Study.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittmann

CL:GW:mah

My telephone number is 383-4320

P.O. Box 717 / 330 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 22, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #225 (1979-1980)
Property Owner: Randall M. Hall
S/E cor. York Rd. & Warren Rd.
Existing Zoning: B.R. - C.S. 2
Proposed Zoning: Variance to permit a rear setback of 6' in lieu of the required 30'.
Acres: 0.436 District: 8th
Previous Case: 79-6-A (Item No. 214 - 1977-1978)

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied May 25, 1978, in connection with the Zoning Advisory Committee review of this property for Item 214 (1977-1978), 79-6-A, remain valid and applicable and are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 225 (1979-1980).

Very truly yours,

William M. Stone
WILSON M. STONE, P.E.
Chief, Bureau of Engineering

END:ENR:ENR

cc: J. Somers, J. Wimbley, W. Munchel

Attachment

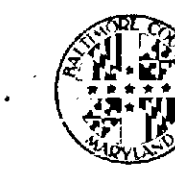
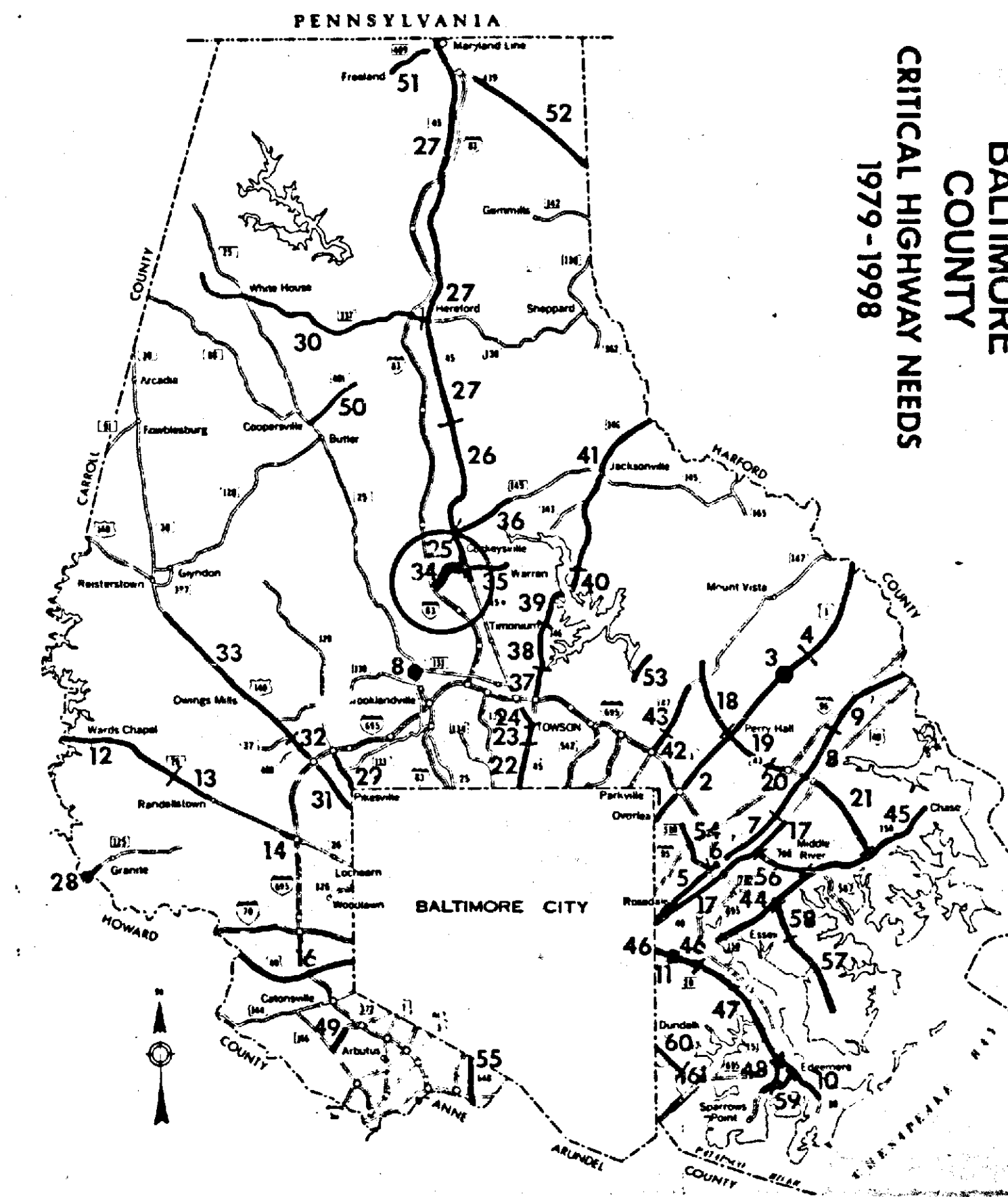
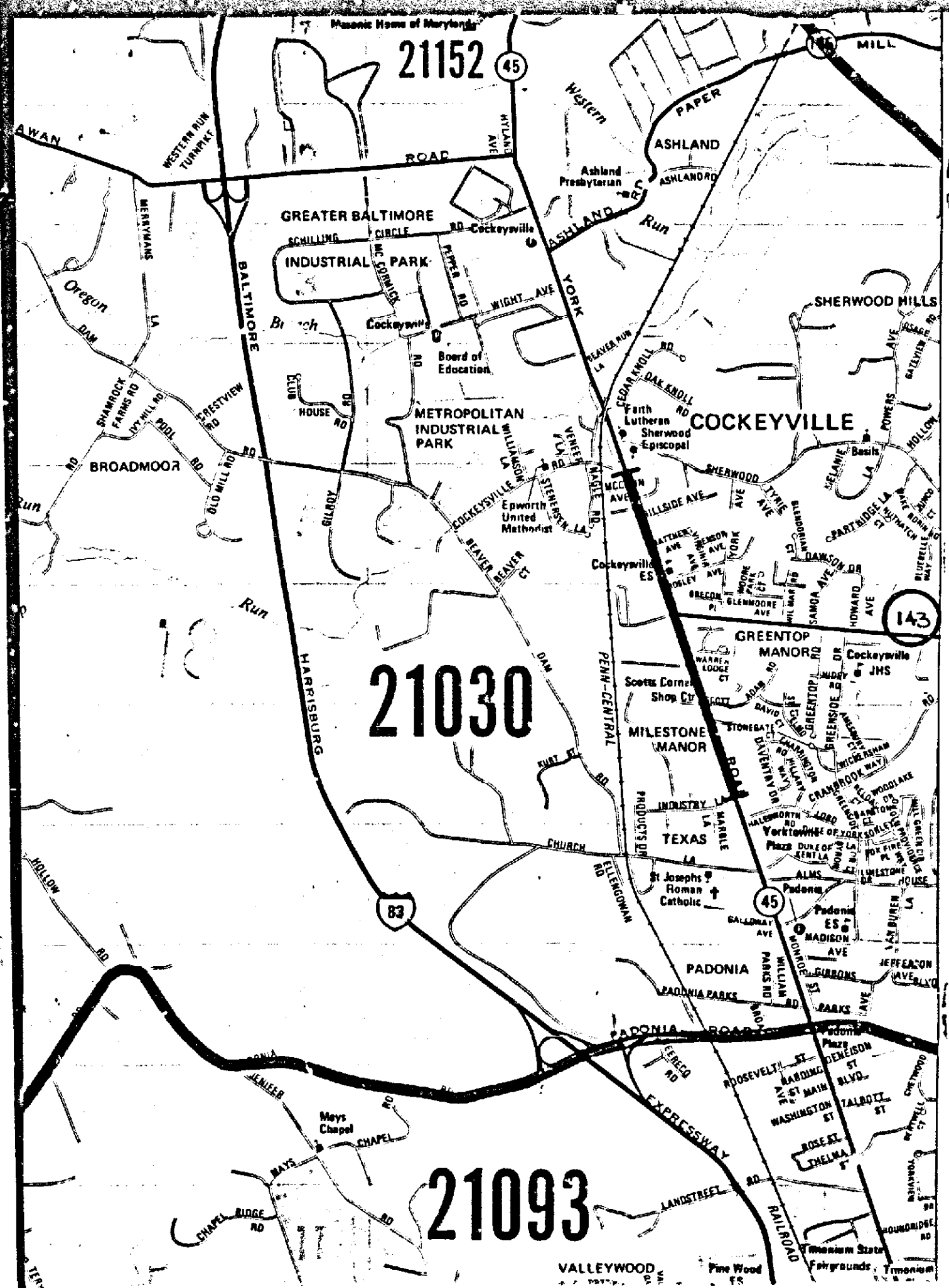
V-SE Key Sheet
65 NW 5 Pos. Sheet
NW 17 B Topo
51 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of September, 1980, that the herein Petition for Variances to permit rear and front yard setbacks of six feet and twenty feet in lieu of the required thirty feet and twenty-five feet, respectively, and to allow parking three feet from the proposed State road right of way line in lieu of the required eight feet, for the expressed purpose of constructing a two-story building, in accordance with the site plan prepared by Hudkins Associates, Inc., revised July 21, 1980, and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Any rental of office space on the second floor shall be for general office use and not as medical or dental offices.
2. Ingress to or egress from the subject site via Warren Road shall be by way of the existing driveway adjacent to the Petitioner's east property line.
3. The basement shall only be used for storage purposes.
4. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

[Signature]
Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #225, Zoning Advisory Committee Meeting, May 20, 1980, are as follows:

Property Owner: Randall M. Hall
Location: SE/C York Rd. and Warren Rd.
Acres: 0.436
District: 8th

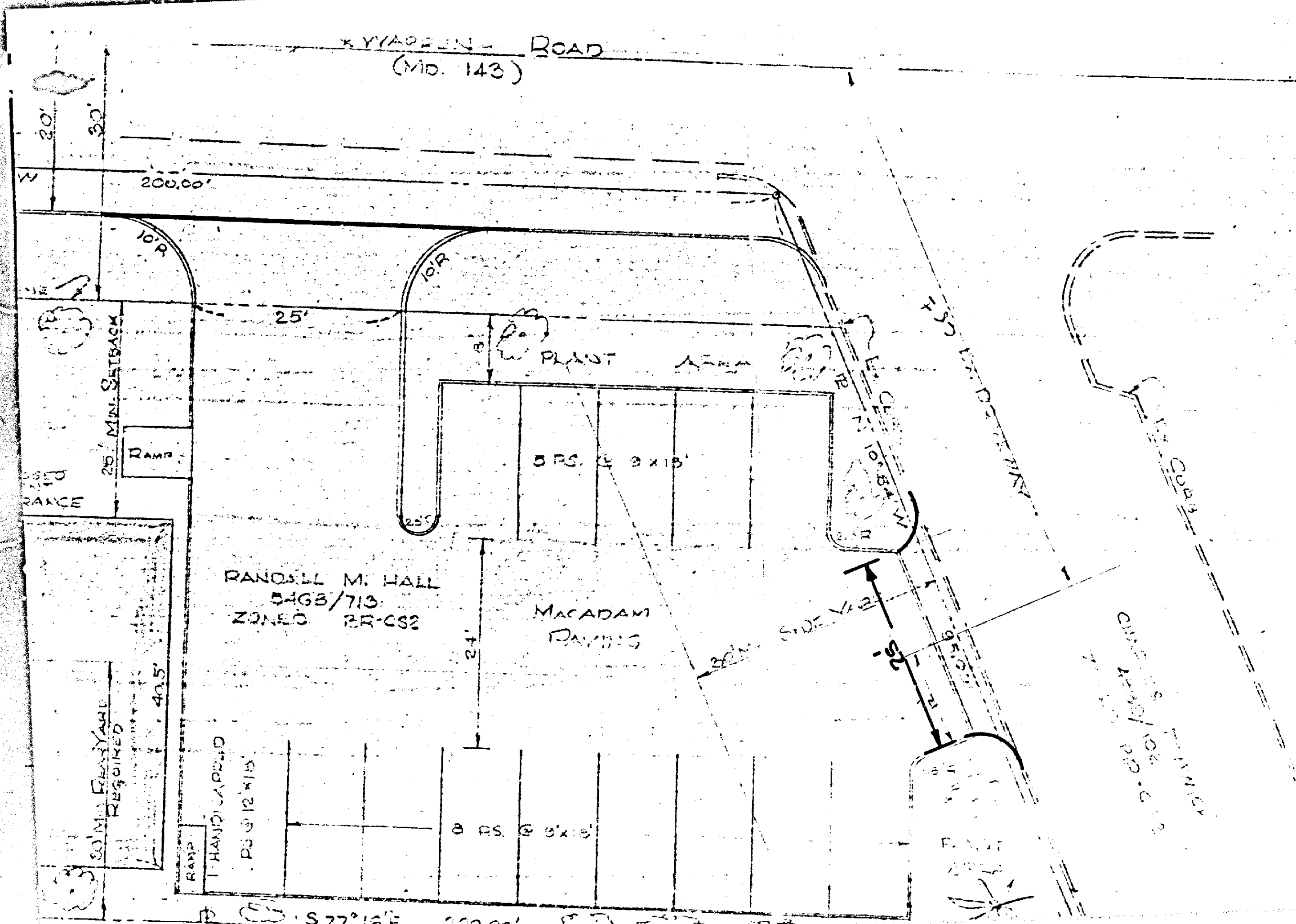
This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All access to the property should be from the existing driveway, owned by Mr. Charles Fenwick, not by way of Warren Road.

The property is in a Traffic Deficient Area controlled by an "E" intersection, which at the present time has no capacity remaining.

Very truly yours,

[Signature]
John L. Wimbley
Planner II
Current Planning and Development



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

June 12, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 225 - ZAC - May 20, 1980
Property Owner: Randall M. Hall
Location: SE/C York Rd. & Warren Rd.
Existing Zoning: B.R.-C.S. 2
Proposed Zoning: Variance to permit a rear setback of 6' in lieu of the required 30'.

Acres: 0.436
District: 8th
Previous Case: 79-6-A (Item No. 214, 1978-79)

Dear Mr. Hammond:

The requested Variance to the rear setback is not expected to cause any traffic problems.

All access to this site should be provided from the right-of-way in the rear of the site.

Very truly yours,

[Signature]
Michael S. Flanigan
Engineering Associate II

MSF/hmd



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

July 11, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #225, Zoning Advisory Committee Meeting of May 20, 1980, are as follows:

Property Owner: Randall M. Hall
Location: SE/C York Rd. & Warren Rd.
Existing Zoning: B.R. - C.S. 2
Proposed Zoning: Variance to permit a rear setback of 6' in lieu of the required 30'
Acres: 0.436
District: 8th
Previous Case: 79-6-A (Item No. 214, 1978-79)

Metropolitan water and sewer are available.

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

[Signature]
Ian J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

CC: Plans Review



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

August 7, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Randall M. Hall

Location: SE/C York Rd. & Warren Rd.

Item No: 225 Zoning Agenda: Meeting of 5/20/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "R" are applicable and required to be corrected or incorporated into the final plans for the property.

(xx) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(xx) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: George M. Hammond Noted and Approved: George M. Hammond
Planning Group: Fire Prevention Bureau
Special Inspection Division



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

June 5, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #25 Zoning Advisory Committee Meeting, May 20, 1980 are as follows:

Topic: Owner: Randall M. Hall
Location: SE/C York Road and Warren Road
Building Zoning: B.R. - C.S. 2
Proposed Zoning: Variance to permit a rear setback of 6' in lieu of the required 30'.

Address: 0.436

District: 8th

Previous Case: 79-6A (Item No. 214, 1978-79)

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 202 and the required construction classification of Table 214.

I. Comments

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burdick
Charles E. Burdick, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 15, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: May 20, 1980

RE: Item No: 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230

Property Owner:

Location:

Present Zoning:

Proposed Zoning:

District:

No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SE corner of York and Warren Rds. : OF BALTIMORE COUNTY
8th District :
RANDALL M. HALL, Petitioner : Case No. 81-54-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of September, 1980, a copy of the foregoing Order was mailed to Herbert R. O'Connor, III, Esquire, 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

PETITION FOR VARIANCE 8th District

ZONING: Petition for Variance for front and rear yard setbacks and parking
LOCATION: Southeast corner of York Road and Warren Road
DATE & TIME: Tuesday, September 16, 1980 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 6 feet in lieu of the required 30 feet, to permit a front yard setback of 20 feet in lieu of the required 25 feet and to allow parking 3 feet from the street property line in lieu of the required 8 feet.

The Zoning Regulations to be excepted as follows:

Section 238.1 & 2 - front and rear yard setbacks
Section 409.2c(4) - No parking shall be closer than eight feet to a street property line

All that parcel of land in the Eighth District of Baltimore County

Being the property of Randall M. Hall, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, September 16, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 829-9000

BEL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

May 1, 1980

DESCRIPTION OF #10435 YORK ROAD:

Beginning for the same at the intersection formed by the south side of Warren Road with the east side of York Road thence binding on the said east side of York Road South 10 degrees 54 minutes East 95.00 feet thence South 77 degrees 16 minutes East 200.00 feet thence North 10 degrees 54 minutes West 95.00 feet to intersect the south side of Warren Road thence binding thereon North 77 degrees 16 minutes West 200.00 feet to the place of beginning.

Containing 19,000 square feet of land more or less.



Malcolm E. Hudkins
Registered Surveyor #5095



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 4, 1980

Herbert R. O'Connor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Variance
SE/C York & Warren Roads
Randall M. Hall
Case No. 81-54-A

Dear Mr. O'Connor:

This is to advise you that \$54.25 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

NEH:sj

August 15, 1980

Herbert R. O'Connor, III, Esquire
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance - SE/C of York Road and Warren Road - Randall M. Hall - Case No. 81-54-A

TIME: 10:15 A.M.

DATE: Tuesday, September 16, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

INTER-OFFICE CORRESPONDENCE

Petition for Variance for front and rear yard setbacks and parking
Southeast corner of York Road and Warren Road
Petitioner- Randall M. Hall

If granted, it is requested that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

PETITIONER'S
EXHIBIT 2

8th District
Zoning: Petition for Variance for front yard rear setbacks and parking
Location: Southeast corner of York road and Warren road.
Address: 1000 York Road, Tuesday, September 18, 1980 at 10:15 A.M.
Public Hearing: Tuesday, 101 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit a rear yard setback of 6 feet, to permit a front yard setback of 20 feet in lieu of the required 25 feet and to allow the use of the property as a single property line in lieu of the required 8 feet.
The Zoning Regulations to be excepted are as follows:
Section 238.1 - 2 front and rear yard setbacks
Section 402.2(c) - No parking shall be allowed on the lot to a street property line.
All that parcel of land in the East District of Baltimore County.

Essex, Md., July 28 1980

This is to Certify, That the annexed

was inserted in the Essex Times, a newspaper
printed and published in Baltimore County, once in
each of one successive

each of one successive
weeks before the 28th day of

August, 19 84
Charles E. Johnson Publisher.

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: DI
 in file # 41
 Previous case: 78-33284

Revised Plans:
 Change in outline or description _____ Yes
 _____ No
 Map # _____

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

☒ Check
☐ Cash
☐ Other

Petitioner Randall Submitted by H. O. Connor
Petitioner's Attorney H. O. Connor Reviewed by D. Smith

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

cc: Enclins Associates, Inc.
101 Shell Building
200 East Joyce Road
Towson, Md. 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner's Attorney Norbert E. O'Connor, III Reviewed by: Nicholas E. Commodari
Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

8
Date of Posting... 8/31/80
Posted for: Petition for Easement
Petitioner: Randall M. Zell
Location of property: S.E. 1/4 E 2nd & E Carson Rds.
Location of Signs: Corner of property facing E 2nd & Carson Rds.
Remarks:
Posted by: Gary Coleman
Signature
1 sign



TOWSON, MD., August 28, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~once a week~~ of ~~one time~~ ~~two~~ ~~three~~ ~~four~~ ~~five~~ ~~six~~ ~~seven~~ ~~eight~~ ~~nine~~ ~~ten~~ ~~eleven~~ ~~twelve~~ ~~thirteen~~ ~~fourteen~~ ~~fifteen~~ ~~sixteen~~ ~~seventeen~~ ~~eighteen~~ ~~nineteen~~ ~~twenty~~ ~~twenty one~~ ~~twenty two~~ ~~twenty three~~ ~~twenty four~~ ~~twenty five~~ ~~twenty six~~ ~~twenty seven~~ ~~twenty eight~~ ~~twenty nine~~ ~~thirty~~ ~~thirty one~~ ~~thirty two~~ ~~thirty three~~ ~~thirty four~~ ~~thirty five~~ ~~thirty six~~ ~~thirty seven~~ ~~thirty eight~~ ~~thirty nine~~ ~~forty~~ ~~forty one~~ ~~forty two~~ ~~forty three~~ ~~forty four~~ ~~forty five~~ ~~forty six~~ ~~forty seven~~ ~~forty eight~~ ~~forty nine~~ ~~fifty~~ ~~fifty one~~ ~~fifty two~~ ~~fifty three~~ ~~fifty four~~ ~~fifty five~~ ~~fifty six~~ ~~fifty seven~~ ~~fifty eight~~ ~~fifty nine~~ ~~sixty~~ 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THE JEFFERSONIAN,
Bank Street.
Manager.

Cost of Advertisement, \$_____.

[illegible]

No. 089632

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION

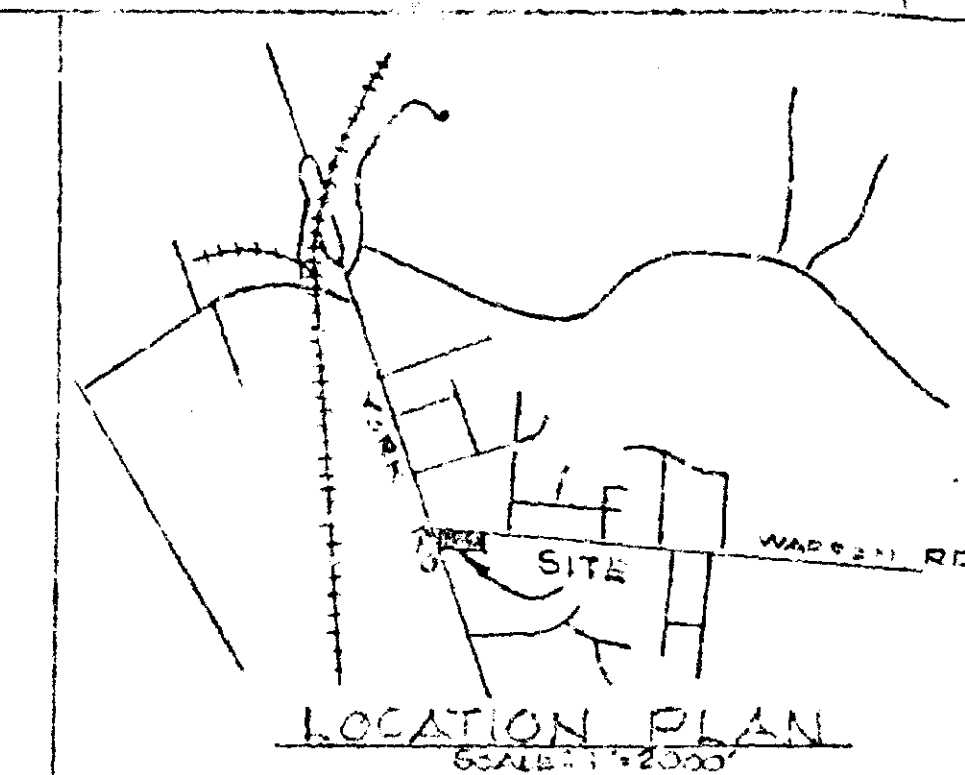
RECEIVED FROM: Horbert R. O'Connor, III, Esquire
 AMOUNT: \$25.00
 DATE: Nov 20 1954

No. 091744

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Zoned BR
Use Commercial

Zoned BR
Use: Office, Under Const.



VARIANCES REQUESTED
1. 20' FRONT YARD IN LIEU OF
REQUIRED 25'
2. 6' REAR YARD IN LIEU OF
REQUIRED 30'
3. PARKING WITHIN 8' OF R/W
IN LIEU OF REQUIRED 8'

Zoned ML-CS-2
(BALTO G.E.L. - Planner)

* INDICATES 4' HIGH WHITE PINK.
* INDICATES SPREADING YEW.

SITE AREA = 10,668 SF
BLDG. AREA = 3,102 SF
FLOOR AREA RATIO = 3,102 / 10,668 = 0.29
ALLOW. FLOOR AREA RATIO = 2.00

PARKING REQUIREMENTS

1 ST FLOOR - RETAIL	1037 + 200 = 10 RS.
2 ND FLOOR - OFFICES	1037 + 500 = 4 RS.
BASEMENT STORAGE	1037 + 0 = 0 RS.
TOTAL	14 RS. REQUIRED
	16 RS. PROVIDED

PETITIONER'S
EXHIBIT 1

PREVIOUS CASE: 79-C-A
ITEM #214

PLAN TO ACCOMPANY
APPLICATION FOR
VARIANCES

10465 YORK ROAD

ELECT. DIST. NO. 6
SCALE: 1" = 10'

BALTO CO. MD.
JAN. 12, 1980
REV. 7-21-1980

REVISION
ITEM #205

OWNER:
RANDALL M. HALL
1001 YORK RD.
COCKEYS, ILL. MD. 21030

ATTORNEY:
JAMES ASSOCIATES, INC.
101 SHELL BUILDING
200 EAST JORDAN ROAD
TOWSON, MD. 21204